

August 30, 2005
Public Safety Building

Corridors Subcommittee

The subcommittee performed a S.W.O.T. analysis on the corridors. A S.W.O.T. analysis looks at the strengths, weaknesses, opportunities, and threats towards a community. This exercise was performed as one large group. Under each heading, the top two issues were identified by group consensus. Some issues were combined during the ranking process because they are similarly related or address a similar issue.

Strengths:

1. Corridors connect us regionally (to 465, I-65, I-74, I-69)
2. Airport
2. Open land along corridors (mostly flat land)
- Crossroads of Hamilton County – this is unique
- Good place to raise/educate kids
- U.S. 31
- Ability to grow/expand
- Growing labor force
- Fiber-optic opportunities
- Trails (Midland/Monon)
- High Education Levels
- Local history/heritage
- Parks (Cool Creek/McGregor)
- Affordable cost of living

Weaknesses:

1. U.S. 31 – unknown future
2. Traffic flow (U.S. 31, S.R. 32)
- Greyhound Pass – traffic problems; poorly planned
- Eyesores along S.R. 32 (west of U.S. 31)
- Landscaping along corridors – appropriateness of standards as they relate to the building architecture and design
- S.R. 32 Downtown – Number of lanes; on-street parking
- Not enough parking available
- Lack of adequate right-of-way – roadways are too narrow
- Lack of un-timed signals
- Not any Public/Mass Transportations opportunities

Opportunities:

1. We can shape our corridors (look, uses, etc...)
1. Manage growth
1. Set standards now for future growth (building design/materials, etc...)
2. Attract quality businesses because of our corridors – good regional connectivity for businesses
2. Capitalize on Airport (has second longest runway in 5 county area; has high-tech, instrument-approach equipment available)
 - a. High-value office/industrial uses desired around the airport
- Preserve/keep existing businesses
- Possible employment within/adjacent to the corridors
- Diverse areas within corridors – Downtown, Eagletown, Jolietville, to name a few
- Land swap undesirable development away from corridors/road frontage

Threats:

- 1. Divisiveness of community
- 1. Apathy in community
- 2. Growth – fears of unknown – what’s the proper balance of uses?
- 2. No growth – tax base required for high quality of life
- Airport – noise
- Through-traffic
- INDOT
- Carmel
- Hamilton County growth
- Low-quality employment
- Transient residents